



Date: May 18, 2017

RECEIVED

To: Brooke Whiting Cash, Chair  
Concord Planning Board

MAY 22 2017

Robert Sepucha, Chair  
Concord Zoning Board of Appeals

Town of Concord  
Board of Appeals

Elizabeth Hughes, Town Planner: [ehughes@concordma.gov](mailto:ehughes@concordma.gov)

Re: Black Birch Phase II Letter of Support

Subsequent to Riverbend Condominium Association's written request to the Planning Board for its consideration of traffic calming measures on Forest Ridge Road, Jack McBride of ABODE worked with TEC Inc. to draw up plans for the construction of a speedbump to slow traffic near the Riverbend driveway, in addition to the handicap accessible crosswalk already planned at Black Birch Lane.

We are very pleased with the response of ABODE and their professional manner of addressing the traffic concerns of our residents.

As they have proved to be good neighbors, as well as an attractive addition to our neighborhood, Riverbend Condominium Association enthusiastically supports expansion of Black Birch into Phase II.

Riverbend Condominium Association, Inc.  
Members of the Board of Directors.

A handwritten signature in blue ink, reading "Helen Demakes", written over a horizontal line.

Helen Demakes, Member

## Elizabeth Hughes

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**Subject:** FW: Traffic Calming on Forest Ridge Road

**From:** Jack McBride [<mailto:jackmcbride2010@gmail.com>]

**Sent:** Tuesday, May 02, 2017 1:34 PM

**To:** Helen Demakes

**Cc:** Elizabeth Hughes; Sam Gregorio; Kevin Dandrade; William Renault; <[jboardman@placesassociates.com](mailto:jboardman@placesassociates.com)>; Kevin Hurley

**Subject:** Re: Traffic Calming on Forest Ridge Road

Thank you all for meeting this morning.

As agreed, Sam will prepare a plan of the raised pavement in front of forest ridge. For the crosswalk at black birch we are going with the original plans for a flush crosswalk and signing. Sam will provide a letter and plans to the copied parties by the end of next week.

Once the plan is agreed upon by the copied parties we will obtain a letter from the Forest Ridge Association agreeing to allow the installation of, the raised pavement and agreeing to maintain same. The cost of installation will be borne by Black Birch Llc.

This information, along with the Riverbend letter approving the plan, will be submitted to the Planning Department and Planning Board as supplemental information to the Blackbirch II PRD application. We expect the construction of the raised pavement will be a condition of approval of Blackbirch II.

If anyone has any questions or corrections with regard to this matter please advise immediately.

Thank you,

Jack



March 16, 2017

To: Concord Planning Board

Re: Warrant for Town Meeting, April 24, 2017, Articles 42 & 43

Black Birch: traffic impact on Forest Ridge Road & request for raised crosswalks

As the Planning Board gives recommendation regarding Warrant Articles 42 & 43, the Board of Directors of Riverbend Condominium Association, Inc. would like to bring attention the traffic impact of the Black Birch developments, phases I and II, on our dead-end street. Located on Forest Ridge Road currently are: The Thoreau Club, Minuteman ARC, Riverbend Condominiums, and Phase I Black Birch.

See attached diagram and traffic impact (pages 2 & 3) issued by ABODE in January 2015 for phase I. It states that Phase I Black Birch alone was expected to add 96 daily trips on Forest Ridge Road.

We request that, as a condition of the sale of Lot 4A and Parcel A, the seller, Thoreau Realty, be required to finance and construct raised crosswalks near the two blind curves on Forest Ridge Road as soon as construction of Phase II is completed.

The construction of raised crosswalks, which are also act as speedbumps, would slow down traffic and allow residents, some of whom are handicap, elderly or children, plus Minuteman ARC staff to:

- 1) safely exit from their buildings' driveways onto Forest Ridge Road and,
- 2) safely walk to Powder Mill Plaza (Stop & Shop) or the Thoreau Club; residents of the Mews (Nathan Pratt Drive) and Thoreau Hills also use Forest Ridge Road to walk to and from shops in the Plaza. And a school bus drops off children at the bottom of Forest Ridge Road and Rte 62, who then walk up Forest Ridge.
- 3) safely access the new Concord Conservation Trail that runs alongside phase I Black Birch.

We appreciate the Planning Board's consideration of our safety concerns on Forest Ridge Road.

A handwritten signature in blue ink, appearing to read "Helen Demakes".

Helen Demakes  
Riverbend Condominium Association, Inc.  
Member of the Board of Directors

Encl: ADOBE report & street diagram, sample photos -raised crosswalk



Advanced Built. Individually Inspired.

January 12, 2015

Dear Neighbor,

I am writing to inform you of our proposal to develop Black Birch, an over 55 community of 25 condominium homes on a 15.57 acres parcel of land on Forest Ridge Road, adjacent the Thoreau Club.

Concord's Long Range Plan has consistently supported creation of housing for residents looking to downsize and stay in Concord. Over the past months we have met with the Planning Board, the Concord Housing Foundation, the Concord Housing Development Corp. and residents to get input on the proposed project.

We are proposing to develop the project under the Alternative PRD process. This requires Town Meeting approval. We have submitted two articles for consideration at the next Annual Town Meeting very similar to those approved by the 2001 Annual Town Meeting for the Riverbend project. A copy of the proposed site plan is enclosed; the complete proposal is available at the office of the Planning Board and Town Clerk.

The Proposal includes a summary of alternative uses for the site that show the following:

- The subject property could be developed as a 25-unit 55 or older Residential Use or alternatively as a 46,710 square foot Office Use (15.57 acres x 3,000 square feet = 46,710).
- Based upon a Traffic Impact Assessment trip generation is projected as follows:

	<u>Residential Use</u>	<u>Office Use</u>
▪ Trips Per Day	96	508
▪ Weekday Morning Peak Hour	5	72
▪ Weekday Evening Peak Hour	8	69

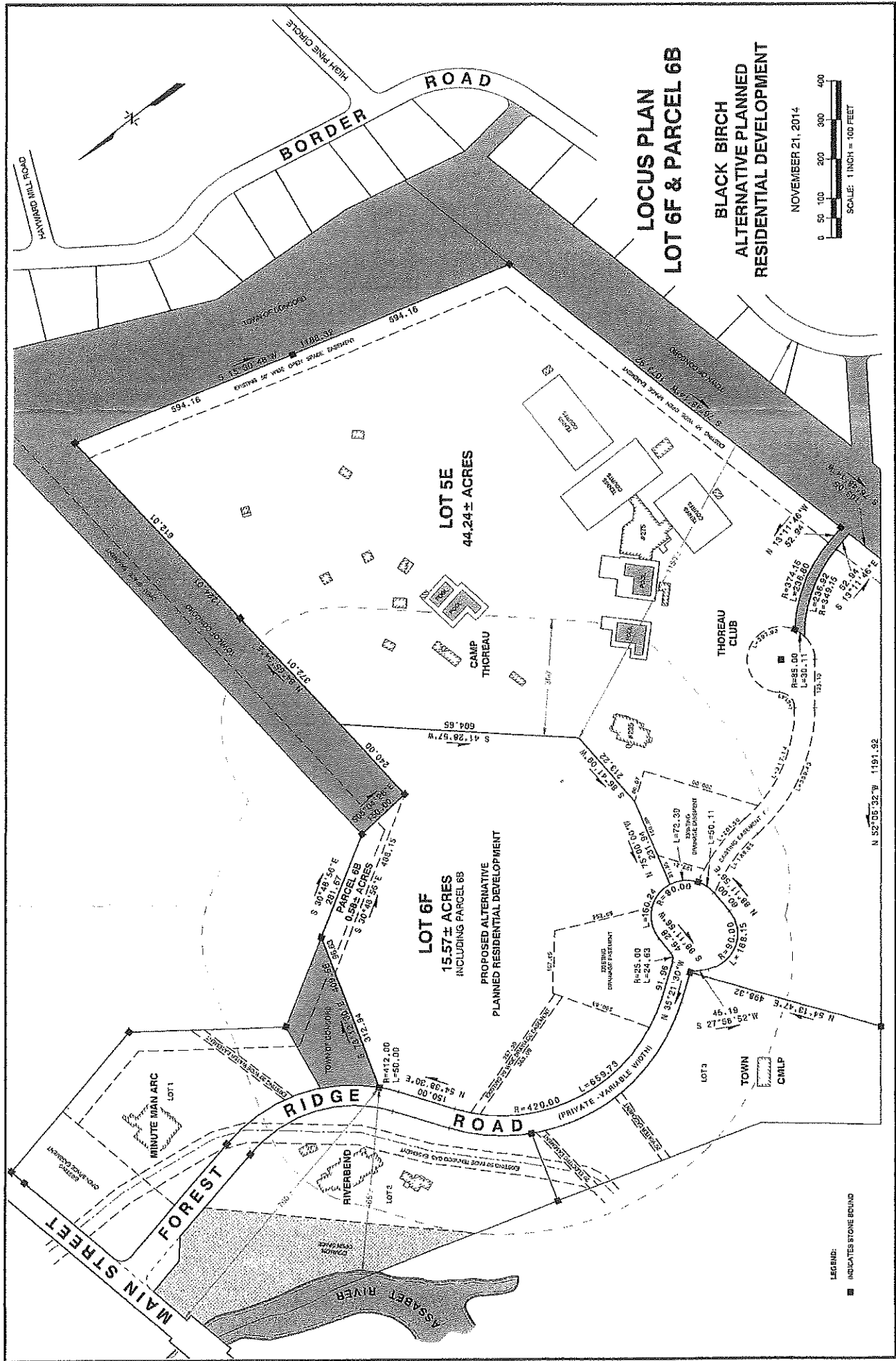
- Total Estimated Annual Tax Revenues to Town based on the proposed Residential Use equals \$266,000 compared to \$127,000 for office use.

Few small homes are being constructed in Concord today and there are limited choices for empty nesters looking to downsize. Black Birch proposes to enhance housing opportunities for residents age 55 or older looking for a smaller, care-free, energy efficient home in a unique natural setting.

The Town will be sending you a copy of the Warrant Articles shortly and the Planning Board will hold a public hearing in March on the proposal. In the meantime if you have any questions or comments about our proposal please feel free to contact me (978-846-0264) or Kevin Hurley (978-369-5035).

Very truly yours,

Jack McBride  
President



**LOCUS PLAN  
LOT 6F & PARCEL 6B**

**BLACK BIRCH  
ALTERNATIVE PLANNED  
RESIDENTIAL DEVELOPMENT**

NOVEMBER 21, 2014



LEGEND:  
■ INDICATES STONE BOUND



handicap, elderly, bicycles, school children



Photo 1

